



AGENDA
Wednesday, March 30, 2016 – 7:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.
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ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

2. ROLL CALL

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2015-11146**
Location: 161 North Cypress Avenue, a 9,298 square feet site located approximately 341 feet south from the intersection of Forest Avenue and North Cypress Avenue, APN: 303-21-005; property is zoned R1-6L-Single Family
Applicant: Kurt Huang
Owner: Ariel Wei
Request: **Architectural Review** to allow demolition of the existing 1,260 square foot, two bedrooms and one bathroom residence with a 400 square feet detached garage to construct a new 3,618 square foot four bedrooms and three bathrooms one story residence with an attached two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: **Continue** for a redesign
- 8.B. File No.(s):** **PLN2015-11583**
Location: 459 La Herran Drive, a 6,308 square foot lot located on the east side of La Herran Drive, approximately 185 feet south of Pruneridge Avenue, APN: 216-15-026; property is zoned R1-6L-Single Family
Applicant/Owner: Xiaoming Li
Request: **Architectural Review** to allow the demolition of an existing one story 1,640 square foot home, and development of a new two story 3,480 square foot residence with five bedroom and four and half bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Continue** for a redesign
- 8.C. File No.(s):** **PLN2016-11739**
Location: 2012 Stanley Avenue, a 6,324 square foot parcel located near the intersection of Saratoga Avenue and Newhall Street, APN: 296-45-045; property is zoned R1-6L-Single Family
Applicant: Jack Lin of Rong Chang USA Group
Owner: Kuang-Yu Cheng
Request: **Architectural Review** to allow a 345 square foot one story addition to the rear of the property to an existing 1,459 square foot, three bedrooms, and two bathrooms single story residence resulting into a 1,804 square feet four bedrooms and two bathrooms single story home.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 8.D. File No.(s):** **PLN2016-11750**
Location: 2397 Donner Place, a 12,196 square foot parcel located near the intersection of Sutter Avenue and Saratoga Avenue, APN: 303-12-080; property is zoned R1-6L-Single Family
Applicant: Qui T. Son
Owner: Sukhpal Singh

Request: **Architectural Review** to allow demolition of an existing 2,311 square feet, four bedrooms, and two bathroom single story residence and development of a new two story 3,964 square feet residence with four bedrooms and four bathrooms.

CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures

Project Planner: Fahteen Khan, Assistant Planner I

Staff Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2016-11768**

Location: 3390 Princeton Way, a 6,700 square foot parcel located near the intersection of Lawrence Expressway and Homestead Road, APN: 293-03-040; property is zoned R1-6L-Single Family

Applicant: Jack Lin

Owner: Meng Ni

Request: **Architectural Review** to allow a fourth bedroom addition towards the rear of a 1,986 square feet three bedrooms and two bathrooms residence, resulting into a 2,388 four bedrooms and four bathroom single store home.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Fahteen Khan, Assistant Planner I

Staff Recommendation: **Approve**, subject to conditions

9. OTHER BUSINESS

- 9.A. Committee Procedures and Staff Communications**
- i. Announcements/Other Items
 - ii. Report of the Liaison from the Planning and Inspection Department
 - iii. Committee/Board Liaison and Committee Reports
 - iv. Committee Activities
 - v. Upcoming Agenda Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on April 20, 2016, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Associate Planner/ AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer